

**62 Laird Drive, Unit 3
Sign Variance Request**

Date:	March 14, 2008
To:	Chairman and Members, North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 26 – Don Valley West
Reference Number:	File No. 2008 NY 006 Folder No. 08 108325 ZSV 00 ZR

SUMMARY

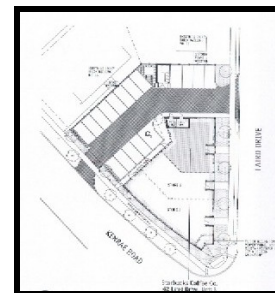
This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Christopher Saclayan of Daniel Johnson Architect, on behalf of Starbucks Coffee Company, for approval of a variance from former Borough of East York Sign By-law No. 64-87, as amended, to erect one (1) facial illuminated wall sign, located on the ground floor of the one storey building on the north elevation at 62 Laird Drive.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request for variance be refused.



Financial Impact

There are no financial implications resulting from the adoption of this report.

COMMENTS

The property is located on the west side of Laird Drive in a “C1” zone. There is a one storey retail building on the property which contains three separate units, Starbucks Coffee Company occupies Unit 3.

There are two (2) existing facial wall signs on the building, Sign A as shown in “Attachment 4” faces Laird Drive and Sign B faces the internal customer parking lot. Both of these signs were approved by permit and comply with the requirements of the East York Sign By-law as amended. A third sign “ Sign C” is proposed on the north wall of the building abutting the driveway and customer parking area, and is proposed at approximately 12.2 metres from a residential building located in the Commercial zone just north of the site on Laird Drive.

Abutting uses are as follows:

North – Commercial – General Zone (C1)

South - Residential Zone (R1A)

East - Light Industrial Zone (M1)

West - Commercial – General Zone (C1)

The proposed sign does not comply with Sign By-Law No. 64.87 as amended in the following way:

Sign By-law Section & Requirements	Applicant’s Proposal	Required Variance
<p>4.2(c)(i)</p> <p>One facial sign for each wall exposed to and abutting a street or parking area may be erected to a maximum of two signs per establishment provided their height does not exceed 1.2 metres shall be permitted.</p>	<p>To install a third facial sign at this establishment. The sign will be located on the north wall of a building exposed to a parking area where the by-law permits a maximum of two signs per establishment.</p>	<p>To allow a third facial sign at this establishment, to be located on the north wall of the building, with a sign area of 2.68 m² and a height of 0.40 meters.</p>

The proposed new facial sign will provide additional identification for the business and will be located on the ground floor of the building on north elevation. The proposed aggregate area of the sign is 2.68m² with a height of 0.40 metres and will comply with the sign area and sign height provisions of the Sign By-law.

CONTACT

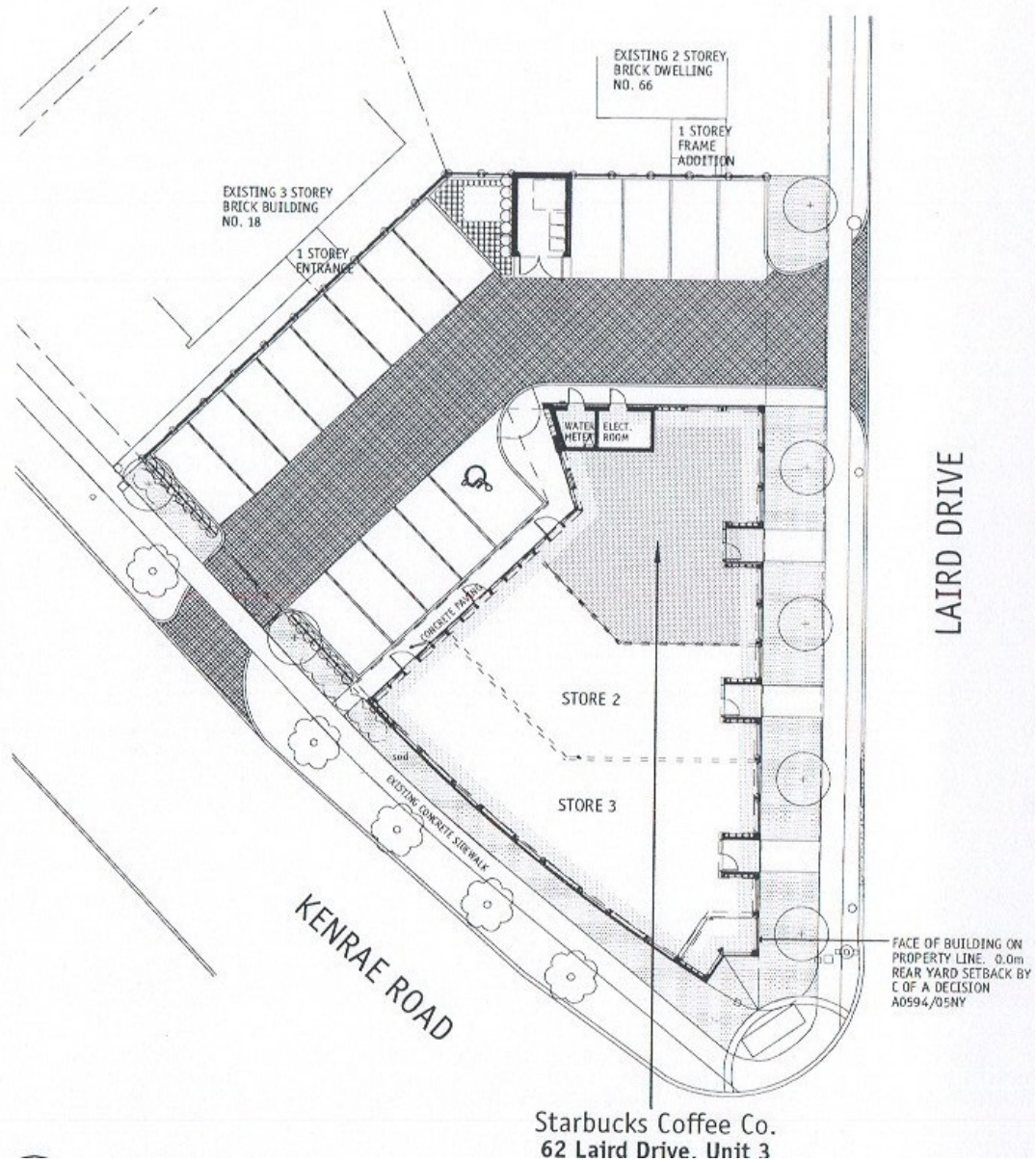
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E-mail: damiano@toronto.ca

SIGNATURE

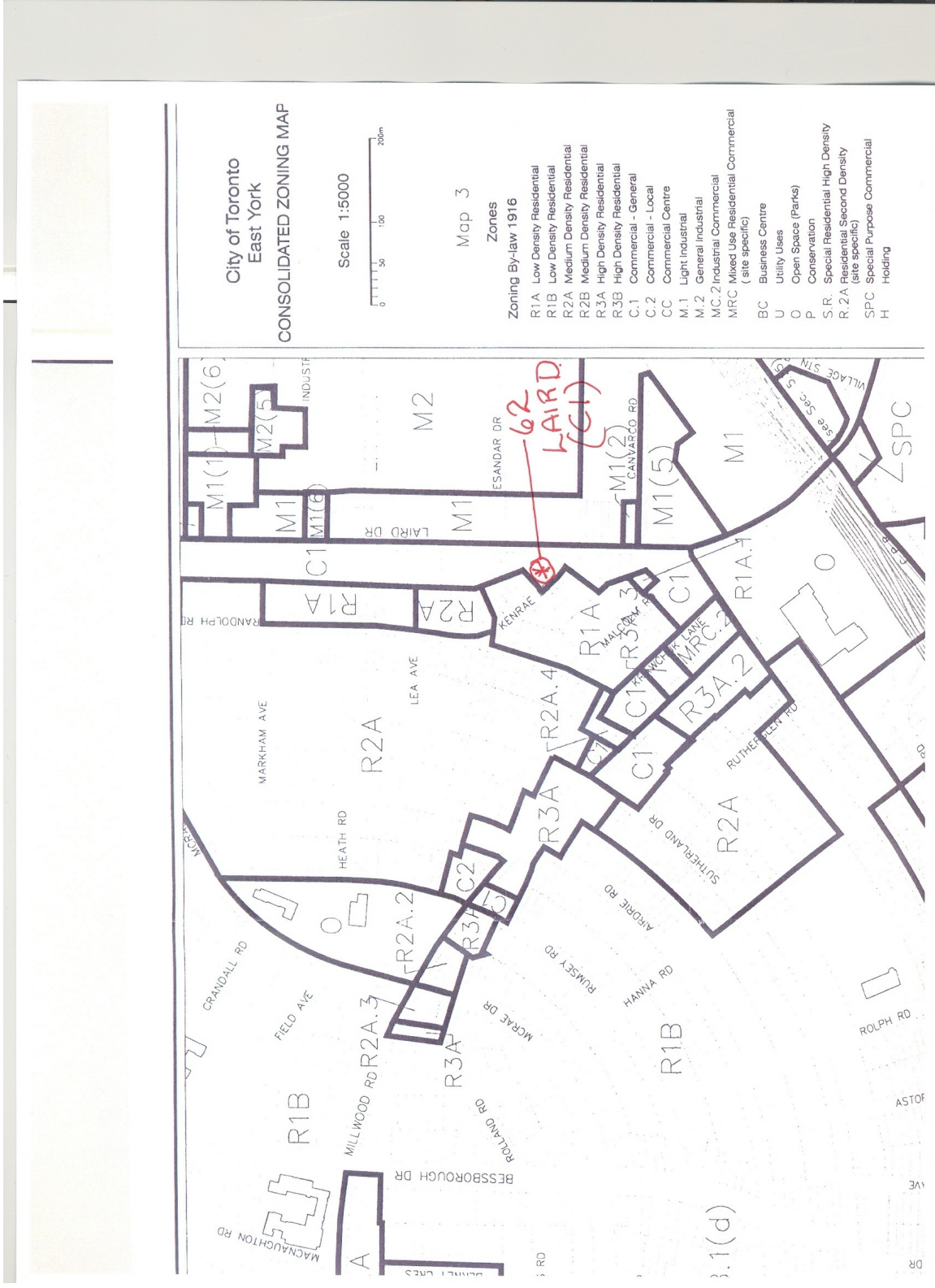
Steve Franklin, Director of Toronto Building and
Deputy Chief Building Official
North York District

ATTACHMENTS

1. Site Plan
2. Zoning Map
3. Elevations
4. Details
5. Aerial Map

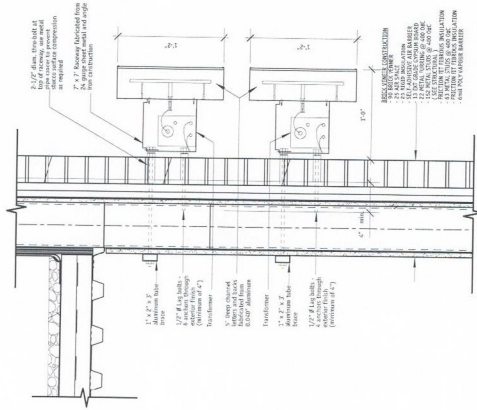


Attachment 1 – Site Plan



Attachment 2 – Zoning Map

Sign Variance – 62 Laird Dr.



1 Section
A3.0 Scale: 1:10

ARCHITECT: **David S. Johnson Architects, Inc.**
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DATE: 11.14.18
 DRAWING NO.: A3.0
 PROJECT: **Starbucks Coffee Laird & Kennebec Anchorage Details**
 62 Laird Drive, Anchorage, AK 99503

SHEET: A3.0
 PROJECT NO.: 2007-097



Attachment 5 – Aerial Map of 62 Laird Drive